

Owner Occupied Rehabilitation Grant Program Q&A

- **How does the National Objective work? If my community is not 51% LMI Area by HUD census data, can I still apply?**

The National Objective for this grant is Benefit to Low- and Moderate-Income Persons or Households – Housing. Applicant communities do not have to have a specific percent of the population who is low or moderate income. However, **every homeowner** who receives funds from the OOR program must fill out an **income verification form** to demonstrate that their household is low or moderate income, defined by [HUD income limits](#).

- **Is there a point reduction penalty for applying multiple times in a five-year window, as with other CDBG grants?**

Based on feedback from grant administrators, OCRA amended the 2023 and 2024 CDBG Action Plan to waive the point reduction penalty for the OOR program. While the point reduction penalty does not apply for awardees who want to apply for an additional round of OOR funding, keep in mind that towns and cities can only have two open CDBG grants at one time, and counties can only have three.

- **Does the HUD Notice on Addressing Radon in Environmental Review affect OOR?**

[Read the full Office of Community Planning & Development Notice here.](#)

Yes! Radon gas is naturally occurring and can be found in homes. At high concentrations, this can be harmful to residents. Residential buildings without an existing radon mitigation system must consider radon during environmental review according to the Notice. Because radon is so prevalent throughout Indiana, the OCRA OOR program requires that each home that will be rehabilitated through an OOR grant must test for radon prior to any repair activity. We advise grant and program administrators to consider the cost of radon testing, potential mitigation, and home inspections when preparing your program budget.

- **Are these funds available for manufactured housing?**

Under certain conditions, yes. Rehabilitation of manufactured housing that is **part of a community's permanent housing stock** is an eligible activity with CDBG funds. For our program, the manufactured housing must be built after 1981 and also be **on land that is owned by the homeowner**.

Manufactured housing as part of permanent housing stock must have wheels and towing chassis removed and be attached or tethered to a permanent foundation (footers or slab).

Local OOR programs will need to collect documentation from applicants that they own both the home and the property the home is situated on.

- **Are liens and restricted covenants required for rehabilitated properties in this program?**

No, liens and restricted covenants for rehabilitated properties are not required as part of CDBG funding. It is up to the community program to decide if they want to add that component to homeowner agreements. It is beneficial to consult with your community's legal counsel if creating terms and conditions for your OOR program.